(c) and (d) DDA has taken the following steps to contain the cost of its flats:

(i). The interest on capital investment, which was being charged for 20 months, has been reduced to 15 months for flats upto double storeys and 18 months for flats beyond double storeys.

(ii). One-time discount has been introduced for flats in far-flung/out lying areas (like Narela and Rohini Ph.-III) at the rate of Rs. 100 per sq. metre of the plinth area of the flats.

(iii) It has been decided to allocate flats at 50 per cent stage of construction, on account of which the land rate will stand frozen and the allottee will be able to arrange payment over a period spread over roughly two years. The allottee will be required to pay interest for 12 months only.

(iv) rationalisation of specifications.

(v) Optimisation of density/FAR use.

(vi) Better materials and stock inventory management.

(vii) Interest rate being charged @ 17 per cent has been dispensed reduced to 14.75 per cent p.a. on capital invested during construction of the flats w.e.f. 1-11-94 at par with NHL landing rate.

(viii) In respect of flats, EWS charges being levied @5.5 per cent have been dispensed with and to provide relief to upper storey flat floor equalisation charges have been introduced. 4.5 per sq. mt. for Ground Floor is to be added by giving discount of 1 per cent, 1.5 per cent and 2 per cent for 1st, 2nd and 3rd floor respectively.

**Shifting of Public Sector Units and Government Offices out of Delhi**

1854. SHRI O. P. KOHLI:

SHRI KRISHAN LAL SHARMA:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Unstarred Question 1649 given in the Rajya Sabha on the 16th December, 1994 and state:

(a) whether at the stated rate and pace Delhi will be ever decongested; and

(b) if not, the concrete steps taken to shift Government and Public Sector Offices out of Delhi without delay to ease the blasting situation in the capital?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) and (b) As a facilitative step for the speedy shifting of these offices, the NCR Planning Board has collected details of the availabililty of institutional land, built-up spaces and their prices in the NCR towns, for ready purchase by these PSUs and given this information to the concerned agencies. As a further step the area development authorities/local bodies of NCR towns are also now liaising with the identified PSUs offering them a package of facilities, including institutional land, developed housing plots both on individual and group (cooperative) basis, and various support infrastructure of hospitals, schools and Recreational centres to attract the offices of the PSUs to their towns. These steps are expected to yeild the desired results.

So, far as the question of shifting of Govt. offices out of Delhi is concerned, this Ministry is making vigorous efforts.